# **Energy performance certificate (EPC)**

25 The Ropewalk
BRADFORD-ON-AVON
BA15 1LQ

Energy rating
C

Certificate number:

Valid until: 1 October 2033

Certificate 0037-9620-6309-0902-0202

Property type Mid-floor flat

**Total floor area** 58 square metres

#### Rules on letting this property

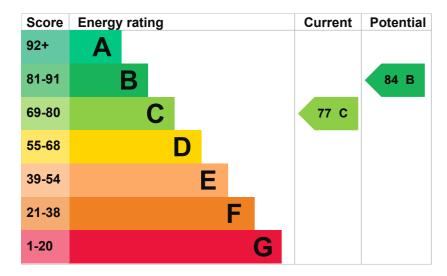
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance).

#### **Energy rating and score**

This property's current energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

# Breakdown of property's energy performance

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

 Feature
 Description
 Rating

 Wall
 Cavity wall, as built, insulated (assumed)
 Good

Feature	Description	Rating
Window	Fully triple glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

# Primary energy use

The primary energy use for this property per year is 201 kilowatt hours per square metre (kWh/m2).

About primary energy use

#### How this affects your energy bills

An average household would need to spend £1,060 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could save £418 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2023 when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

## Heating this property

Estimated energy needed in this property is:

- 1,574 kWh per year for heating
- 1,916 kWh per year for hot water

#### Impact on the environment

This property's current environmental impact rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

### Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	2.0 tonnes of CO2
This property's potential production	1.8 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

#### Do I need to follow these steps in order?

## Step 1: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost	£15 - £30
Typical yearly saving	£26
Potential rating after completing step 1	77 C

## Step 2: High heat retention storage heaters

Typical installation cost	£800 - £1,200
Typical yearly saving	£342
Potential rating after completing steps 1 and 2	83 B

# Step 3: Heat recovery system for mixer showers

Typical installation cost	£585 - £725
Typical yearly saving	£51
Potential rating after completing steps 1 to 3	84 B

## Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

# More ways to save energy

Find ways to save energy in your home.

Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Joanna Knops
Telephone	07833324159
Email	joknopsdea@joknopsdea.com

## Contacting the accreditation scheme

 $If you're \ still \ unhappy \ after \ contacting \ the \ assessor, \ you \ should \ contact \ the \ assessor's \ accreditation \ scheme.$ 

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/001044

Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

## About this assessment

Assessor's declaration	No related party
Date of assessment	2 October 2023
Date of certificate	2 October 2023
Type of assessment	► <u>RdSAP</u>

#### Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

Help (/help) Accessibility (/accessibility-statement) Cookies (/cookies)

<u>Give feedback (https://forms.office.com/e/hUnC3Xq1T4)</u> <u>Service performance (/service-performance)</u>

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